

Ecology Team Consultation Response	
Date:	02.10.2025
Planning Ref:	4/25/2291/001
Description:	OUTLINE APPLICATION (WITH SOME MATTERS RESERVED) INCLUDING APPROVAL OF APPEARANCE, LAYOUT & SCALE FOR THE DEMOLITION OF A FORMER DENTISTRY BUILDING & CONSTRUCTION OF THREE DWELLINGS (USE CLASS C3) TO INCLUDE CAR PARKING & ASSOCIATED WORKS)

The County Ecologist confirms that this site is Biodiversity Net Gain exempt under the *de minimis* rule.

Suggested Planning Conditions

Breeding Birds

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Enhancement Features

Bats

One bat box to be installed on the new building, such as:

- Vivara Pro WoodStone Bat Box, or
- Low Profile WoodStone Bat Box.

Two bird boxes are to be integrated within the development to provide opportunities for breeding birds such as:

- Schwegler No. 17 swift nest box
- Schwegler 1SP sparrow terrace
- Woodstone nest box